

PLANNING REF : 253074
PROPERTY ADDRESS : Orchard Nursery
: Orchard Nursery Orchard Road, Hurst, Berkshire
: RG10 0SD
SUBMITTED BY : Mr Chris James
DATE SUBMITTED : 04/05/2026

COMMENTS:

I am writing to object to this application and request that the planning officer reviewing this 'slightly revised application', reject this application on the following grounds:-

STORM DRAINAGE

The plan to contain the surface and roof water within the area of the site by specifying water butts, monthly application of herbicide in season (ie. 12 months of the year), routine pressure washing and a requirement that every 25 years the pavoids are lifting, the drainage layer replaced and the pavoids are re-laid is not a practical solution.

Should this application be approved with the current specification for this requirement then this commitment to this drainage regime should be added to the deeds of each property at the time of sale in order that the purchasers are aware and therefore agree to the responsibility for this specification of pavoid maintenance.

The finished level of Property 1 on the plan is approximately 450mm (18") above the existing ground level of Willowmead Garden (adjacent to their Eastern Boundary).

This means that this development drainage plan is totally flawed and in my opinion will lead to flood risk to adjacent properties, something which will need to be made aware to purchasers if this application is approved.

I note that the levels adjacent to Willowmead Eastern Boundary have been raised in order to satisfy the 'flood flow' shown on the ridiculous flood water drawing.

FOUL DRAINAGE

This application refers to a connection to the existing foul drainage system in 'Church Road'!

I have lived in Hurst for more than 53 years and am not currently aware of this road in the parish!

I note that the foul drainage plan attached to this application indicates a connection to the existing foul drainage main in School Road!

Furthermore there is no indication of any upgrade to the existing foul drainage pumping station into which the existing foul drain flows, situated in Sawpit Road.

In recent times the Sawpit Road pumping station has been overwhelmed by storm water entering inspection chamber covers which leads to flooding of gardens in Sawpit Road with foul drainage.

Failure to undertake the necessary upgrade to increase the capacity of this crucial infrastructure will lead to the risk of properties in Sawpit Road experiencing more regular flooding of rear gardens with foul drainage or worse the houses themselves!

In conclusion WBC should reject this application until adequate provision for Storm and Foul Drainage from this development are accurately addressed and specified in a new application, also taking into account predictions for Climate Change severe weather events, something which 'WATER BUTTS' will not be able to cope with!

